

**ALEXANDRIA TOWNSHIP COMMITTEE MEETING  
MINUTES  
April 10, 2019**

This meeting was advertised in the Hunterdon County Democrat, and notice posted in  
the  
Alexandria Township Municipal Offices and the Alexandria Township Website,  
([www.alexandrianj.gov](http://www.alexandrianj.gov)) as required by the Open Public Meetings Act.  
Meeting Called to order at \_\_\_\_\_ PM

**Meeting Called to order at 7:35 PM.**

**ROLL CALL:**

**PRESENT:** Mayor Garay, Committeeman Pfefferle, Committeeman Kiernan, Township Attorney Dragan

**ABSENT:** None

**FLAG SALUTE:**

Mayor Garay led the flag salute.

**PROCLAMATION: 50<sup>th</sup> ANNIVERSARY OF MUNICIPAL CLERKS WEEK MAY 5-11, 2019**

**PRESENTATION BY THE ALEXANDRIA PTO: AUTUMN FEST 2019**

**TOWNSHIP COMMITTEE OVERSIGHT REPORTS:**

**Environmental Commission (EC)/Personnel-Mayor Garay**

EC Member Jackie Freedman noted the following happening for 2019:

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**Aging Coordinator Report/Mayor Garay:**

Mayor Garay noted that there

**Finance Update/Comm. Pfefferle:**

Comm. Pfefferle noted t

**DPW/Park & Rec-Comm. Kiernan:**

Comm. Kiernan noted that there is

**AGRICULTURE/OPEN SPACE COMMISSION:**

Chair Evans noted

**TOWNSHIP ADMINISTRATOR REPORT:**

Township Administrator/Municipal Clerk Bobrowski reported the following:

**PUBLIC COMMENT FOR AGENDA RELATED MATTERS ONLY:**

**BUDGET INTRODUCTION:**

**OLD BUSINESS:**

- Penn East Update
- Ordinance 2019-002 **2nd Reading** To Exceed the Municipal Budget Appropriation Limits and to Establish a Cap Bank

Comm. Pfefferle made a motion, seconded by Comm. Kiernan to open public comment for Ordinance 2019-001.

**Roll Call: Aye: Garay, Pfefferle, Kiernan**

**Nay: None**

**Abstain: None**

**Motion Carried**

As there were no public comments, Comm. Pfefferle made a motion, seconded by Comm. Kiernan to close public comment for Ordinance 2019-001.

**Roll Call: Aye: Garay, Pfefferle, Kiernan**

**Nay: None**

**Abstain: None**

**Motion Carried**

Comm. Pfefferle made a motion, seconded by Comm. Kiernan to adopt Ordinance 2019-001.

**Roll Call: Aye: Garay, Pfefferle, Kiernan**

**Nay: None**

**Abstain: None**

**Motion Carried**

**ORDINANCE 2019-002 FOR THE TOWNSHIP OF ALEXANDRIA, COUNTY OF  
HUNTERDON, STATE OF NEW JERSEY TO EXCEED THE MUNICIPAL BUDGET  
APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK  
(N.J.S.A. 40A: 4-45.14)**

**WHEREAS**, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget to 2.5% unless authorized by Ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and

**WHEREAS**, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by Ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

**WHEREAS**, the Township Committee of the Township of Alexandria in the County of Hunterdon finds it advisable and necessary to increase its CY 2018 budget by up to three and one-half percent (3.5%) over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

**WHEREAS**, the Township Committee hereby determines that a 3.5% increase in the budget for said year, amounting to \$21277.74 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

**WHEREAS** the Township Committee hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

**NOW THEREFORE BE IT ORDAINED**, by the Township Committee of the Township of Alexandria, in the County of Hunterdon, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2019 budget year, the final appropriations of the Township of Alexandria shall, in accordance with this Ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5 %, amounting to \$74,472.07 and that the CY 2019 municipal budget for the Township of Alexandria be approved and adopted in accordance with this Ordinance; and,

**BE IT FURTHER ORDAINED**, that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

**BE IT FURTHER ORDAINED**, that a certified copy of this Ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

**BE IT FURTHER ORDAINED**, that a certified copy of this Ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

<b>ROLL CALL</b>	<b>Moved</b>	<b>Seconded</b>	<b>Ayes</b>	<b>Nays</b>
Michele Garay Mayor			X	
R. Christian Pfefferle Committeeman	X		X	
Jim Kiernan Committeeman		X	X	

- Strike Out for Hunger

#### **NEW BUSINESS:**

- Resolution 2019-053 Supporting the Green Amendment to the New Jersey State Constitution
- Schaaf Road Grant
- Resolution 2019-054 Cost Share Approval of Kappus Farm B-18, L-9.02 for Alexandria Township's Cost Share of \$31,160.00

#### **RESOLUTION # 2019 – 054 OF THE TOWNSHIP OF ALEXANDRIA, COUNTY OF HUNTERDON, STATE OF NEW JERSEY COST SHARE APPROVAL OF KAPPUS FARM B-18, L-9.02 FOR ALEXANDRIA TOWNSHIP'S COST SHARE OF \$31, 160.00**

**WHEREAS**, the Hunterdon County Agriculture Development Board informed Alexandria Township that it has received farmland preservation applications from landowners within Alexandria Township; and

**WHEREAS**, the State Agriculture Development Committee provides approximately sixty percent of the funds to acquire a development easement on a farm; and

**WHEREAS**, for the balance of the easement purchase funds Hunterdon County determines the portion to be paid by the County and the portion to be paid by Alexandria Township; and

**WHEREAS**, the Hunterdon County Agriculture Development Board requests confirmation from the Township that Alexandria Township approves of and will provide their cost-share on farmland preservation applications within the Township; and

**WHEREAS**, on January 24, 2019, the SADC certified the fair market value (CMV) of the development easement pursuant to N.J.A.C. 2:76-7.14 at \$5,900.00 per acre on the Kappus Farm in Alexandria Township Block 18, Lot 9.02 —with zero dwelling opportunities consisting of: zero Residential Dwelling Site Opportunity (RDSO); zero existing dwellings in the Proposed Easement Area; zero severable exceptions; and zero non-severable exceptions; resulting in approximately **30.4 net acres**; and

**WHEREAS**, on March 10, 2019, the landowner accepted the CMV of \$5,900.00 per acre, conditioned upon all interested parties granting final approval for acquisition of a development easement; and providing for a commitment of funding pursuant to N.J.A.C. 2:76-17.16, the

estimated cost sharing breakdown for the acquisition of the development easement is as follows (based on an estimated 30.4 acres), subject to:

- a) The actual acreage to be covered by the development easement per the final survey which conforms to the farmland preservation program requirements, and
- b) Any additional adjustments pursuant to State statute, rule, regulation, or policy;

State Agriculture Development Committee	~\$117,040.00
(\$3,850.00/acre; ~65% of est. total cost)	

Hunterdon County	~\$31,160.00
(\$1,025.00/acre; ~17% of est. total cost)	

Alexandria Township	~\$31,160.00
(\$1,025.00/acre; ~17% of est. total cost)	

<b>Total</b>	<b><u>~\$179,360.00</u></b>
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**NOW, THEREFORE, BE IT RESOLVED**, that the Alexandria Township Committee gives final approval to the proposed acquisition of a development easement on the property owned by William and Diane Kappus, located at 14 Kappus Rd, Milford, NJ 08848; and designated as Block 18, Lot 9.02 in Alexandria Township, County of Hunterdon, State of New Jersey, and on approximately 30.4 acres pursuant to the Municipal Planning Incentive Grant application subject to the following:

1. The conveyance of a development easement which shall provide for the following:
  - a. Exceptions: Zero;
  - b. Dwellings: Zero;
  - c. Agricultural Labor Housing Units: Zero
  - d. Preexisting Non-Agricultural Uses: Hunting Cabin
  - e. Trail or Access Easements: Zero Existing or Proposed
2. The conveyance of a Restrictive Covenant providing for an annual mowing of the property; and
3. The conveyance of any and all proposed County rights-of-way from the owners of the fee simple title to the property as indicated by the office of the Hunterdon County Engineer; and
4. The County's contribution is based on the assumption that the Township paid an amount of consideration for the Development Easement based upon an amount equal to, or greater than, the SADC certified fair market value per acre of the Development Easement. The County's contribution shall be reduced in accordance with County policy if that was not the case; and
5. The Township of Alexandria will contribute and estimated sum of approximately 31,170.25. The Township's contribution shall be paid in full at closing.
6. Hunterdon County shall hold the easement upon closing.

A copy of this Resolution shall be forwarded to the landowner/applicant, Hunterdon County Agriculture Development Committee, and the State Agriculture Development Committee.

- Resolution 2019-055 Final Cost Approval of Cost Share for Ortho-McNeil Pharmaceutical, Inc./Peacefield Management Group, LLC B-15, L-10.01 Farm A

***ALEXANDRIA TOWNSHIP RESOLUTION # 2019-055 FOR FINAL APPROVAL OF COST SHARE FOR ORTHO -MCNEIL PHARMACEUTICAL, INC. /PEACEFIELD MANAGEMENT GROUP, LLC , BLOCK 15 , LOT 10.01 - FARM "A"***

**WHEREAS**, the New Jersey State Agriculture Development Committee (SADC) certified a market value (CMV) of \$7,000.00 per acre for the development easement on property in the Township of Alexandria known as Bl. 15, p/o Lot 10 ( now known as Lot 10.01) or "Farm A" consisting of approximately 75.80 +/- acres, with one non-severable exception area totaling approximately 4.0+/- acres, owned by Ortho-McNeil Pharmaceutical, Inc. (referred to herein as "Owner" or "Ortho-McNeil") and under contract to purchase by Peacefield Management Group, LLC ("Contract Purchaser") , and for which the Owner and Contract Purchaser made an individual application to the Hunterdon County Planning Incentive Grant Program; and

**WHEREAS**, the aforementioned 4 +/- acre non-severable exception area contains a duplex residence and a large garage which the SADC has stated may remain "as "is or the duplex be replaced with a single-family home; and

**WHEREAS**, the Property appears to have zero (0) single family residences, zero (0) agricultural labor units and no pre-existing, non-agricultural uses outside of the exception area; and

**WHEREAS**, the Township was previously advised that the SADC's proposed cost share for said farm would be at approximately 60% of the CMV with a resulting cost-share from the County of Hunterdon and the Township of Alexandria at 20% of CMV each, or approximately \$1,400 per acre; and

**WHEREAS**, the County notified the Owner/Contract Purchaser of the CMV and received a written acceptance dated August 22, 2017; and

**WHEREAS**, after completion of the survey, adjustments for title, survey and other calculations determined by the SADC, the total price being shared by the SADC, County of Hunterdon and Township of Alexandria for the aforesaid development easement is \$500,710.00 for 71.53 acres; and

**WHEREAS**, Alexandria Township has been advised that its proportionate cost-share toward the purchase price of the development easement on Block 15, Lot 10.01 has been determined to be \$92,989.00 which equates to \$1,300 per acre x 71.53 acres; and

**WHEREAS**, the CFO has certified the availability of funds from the Township's farmland and open space trust account for the Township's cost share of \$92,989.00 toward the easement purchase;

**NOW, THEREFORE, BE IT RESOLVED** that the Township Committee of the Township of Alexandria, County of Hunterdon, State of New Jersey:

1. Grants and authorizes its final approval to cost-share and fund the purchase of the development easement by the County of Hunterdon on the property owned by Ortho-McNeil known as Bl. 15, Lot 10.01 (previously p/o Lot 10) or "Farm A" in the Township of Alexandria and County of Hunterdon, based on the proportionate cost share calculated by the SADC in the amount of \$92,989.00 ( \$1,300 per acre x 71.53 +/- acres = \$92,989.00), after the adjustments made for survey and/or title.

2. Funding from Alexandria Township will come from the Township's Farmland/Open Space Trust Fund; the Township's CFO has certified that funds are available. If funding is available through the County of Hunterdon Municipal Grants Fund, the Township authorizes that application may be made for same.

3. Payment shall be due on or before the County's closing of the development easement for Block 15, Lot 10.01 and the CFO is authorized to pay the Township's cost share in connection with said closing.

4. On behalf of the Township, the Mayor, Deputy Mayor and/or Township Administrator/Clerk, as necessary and applicable, are all hereby authorized to execute any agreements, closing statements, vouchers or other documentation needed to complete and fund the development easement purchase on the above-mentioned property and the Township's cost share of same.

**BE IT FURTHER RESOLVED**, that the Municipal Clerk is directed to forward certified copies of this Resolution to the Hunterdon County Agricultural Development

Board and the New Jersey State Agriculture Development Committee as requested and required.

***BE IT FURTHER RESOLVED***, that this Resolution shall take effect immediately.

- Resolution 2019-056 Final Cost Approval of Cost Share for Ortho-McNeil Pharmaceutical, Inc./Peacefield Management Group, LLC B-15, L-10 Farm B

**ALEXANDRIA TOWNSHIP RESOLUTION # 2019-056** **FOR FINAL**  
**APPROVAL OF COST SHARE FOR ORTHO-MCNEIL PHARMACEUTICAL, INC.**  
**/PEACEFIELD MANAGEMENT GROUP, LLC, BLOCK 15, LOT 10 - FARM "B"**

**WHEREAS**, the New Jersey State Agriculture Development Committee (SADC) has certified a market value (CMV) of \$6,100.00 per acre for the development easement on property in the Township of Alexandria known as Bl. 15, Lot 10 (remaining lands) or "Farm B" consisting of approximately 81.35 +/- acres, with two non-severable exception areas totaling approximately 9.24 +/- acres, owned by Ortho-McNeil Pharmaceutical, Inc. (referred to herein as "Owner" or "Ortho-McNeil") and under contract to purchase by Peacefield Management Group, LLC ("Contract Purchaser") , and for which the Owner and Contract Purchaser made an individual application to the Hunterdon County Planning Incentive Grant Program; and

**WHEREAS**, the aforementioned 9.24 +/- acre non-severable exception area contains one single family residence and numerous other buildings, including: office building, maintenance shop, horse barn, large barn, research building with two attached kennels and various sheds. The SADC has consented to one additional single family dwelling being built within the aforesaid exception area for a total not to exceed two single family residences and future flexibility of use, subject to the attainment of any municipal approvals necessary to develop same; and

**WHEREAS**, the Property appears to have zero (0) single family residences, zero (0) agricultural labor units and no pre-existing, non-agricultural uses outside of the exception area; and

**WHEREAS**, the Township was previously advised that the SADC's proposed cost share for said farm would be at approximately 60% of the CMV with a resulting cost-share from the County of Hunterdon and the Township of Alexandria at 20% of CMV each, or approximately \$1,220 per acre; and

**WHEREAS**, the County notified the Owner/Contract Purchaser of the CMV and has received a written acceptance dated August 22, 2017; and

**WHEREAS**, after completion of the survey, adjustments for title, survey and other calculations determined by the SADC, the total price being shared by the SADC, County of Hunterdon and Township of Alexandria for the aforesaid development easement is \$438,522.90 for 71.889 acres; and

**WHEREAS**, Alexandria Township has been advised that its proportionate cost-share toward the purchase price of the development easement on Block 15, Lot 10 has been determined to be \$77,280.68 which equates to \$1,075.00 per acre x 71.889 acres; and

**WHEREAS**, the CFO has certified the availability of funds from the Township's farmland and open space trust account for the Township's cost share of \$77,280.68 toward the easement purchase;

**NOW, THEREFORE, BE IT RESOLVED** that the Township Committee of the Township of Alexandria, County of Hunterdon, State of New Jersey:

1. Grants and commits its final approval to cost-share and fund the purchase of the development easement by the County of Hunterdon on the property owned by Ortho-McNeil, known as Bl. 15, Lot 10 (remaining lands) or "Farm B" in the Township of Alexandria and County of Hunterdon, based on the proportionate cost share calculated by the SADC in the amount of \$77,280.68 ( $\$1,075 \text{ per acre} \times 71.889 \text{ acres} = \$77,280.68$ ), after the adjustments made for survey and/or title.

2. Funding from Alexandria Township will come from the Township's Farmland/Open Space Trust Fund; the Township's CFO has certified that funds are available. If funding is available through the County of Hunterdon Municipal Grants Fund, the Township authorizes that application may be made for same.

3. Payment shall be due on or before the County's closing of the development easement for Block 15, Lot 10 and the CFO is authorized to pay the Township's cost share in connection with said closing.

4. On behalf of the Township, the Mayor, Deputy Mayor and/or Township Administrator/Clerk, as necessary and applicable, are all hereby authorized to execute any agreements, closing statements, vouchers or other documentation needed to complete and fund the development easement purchase on the above-mentioned property and the Township's cost share of same.

**BE IT FURTHER RESOLVED**, that the Municipal Clerk is directed to forward certified copies of this Resolution to the Hunterdon County Agricultural Development

Board and the New Jersey State Agriculture Development Committee as requested and required.

***BE IT FURTHER RESOLVED***, that this Resolution shall take effect immediately.

- Resolution 2019-057 Final Cost Approval of Cost Share for Ortho-McNeil Pharmaceutical, Inc./Peacefield Management Group, LLC B-15, L-10.02 Farm C

***ALEXANDRIA TOWNSHIP RESOLUTION #2019-057 FOR FINAL APPROVAL OF COST SHARE FOR ORTHO-MCNEIL PHARMACEUTICAL, INC./ PEACEFIELD MANAGEMENT GROUP, LLC , BLOCK 15 , LOT 10.02 - FARM "C"***

***WHEREAS***, the New Jersey State Agriculture Development Committee (SADC) has certified a market value (CMV) of \$11,000.00 per acre for the development easement on property in the Township of Alexandria known as Bl. 15, p/o Lot 10 (now known as Lot 10.02) or "Farm C" consisting of approximately 75.80 +/- acres, with one non-severable exception area totaling approximately 4.0 +/- acres, owned by Ortho-McNeil Pharmaceutical, Inc. (referred to herein as "Owner" or "Ortho-McNeil") and under contract to purchase by Peacefield Management Group, LLC ("Contract Purchaser") , and for which the Owner and Contract Purchaser made an individual application to the Hunterdon County Planning Incentive Grant Program; and

***WHEREAS***, the aforementioned 4.0 +/- acre non-severable exception area currently contains no improvements, but will be subject to the right to build one single family residence upon it; and

***WHEREAS***, the Property appears to have zero (0) single family residences, zero (0) agricultural labor units and no pre-existing, non-agricultural uses outside of the exception area; and

***WHEREAS***, the Township has been advised that the SADC's proposed cost share for said farm will be at approximately 60% of the CMV with a resulting cost-share from the County of Hunterdon and the Township of Alexandria at 20% of CMV each, or approximately \$2,200 per acre; and

**WHEREAS**, the County notified the Owner/Contract Purchaser of the CMV and has received a written acceptance dated August 22, 2017; and

**WHEREAS**, after completion of the survey, adjustments for title, survey and other calculations determined by the SADC, the total price being shared by the SADC, County of Hunterdon and Township of Alexandria for the aforesaid development easement is \$775,742.00 for 70.522 acres; and

**WHEREAS**, Alexandria Township has been advised that its proportionate cost-share toward the purchase price of the development easement on Block 15, Lot 10.02 has been determined to be \$155,148.40 which equates to \$2,200 per acre x 70.522 acres; and

**WHEREAS**, the CFO has certified the availability of funds from the Township's farmland and open space trust account for the Township's cost share of \$155,148.40 toward the easement purchase;

**NOW, THEREFORE, BE IT RESOLVED** that the Township Committee of the Township of Alexandria, County of Hunterdon, State of New Jersey:

1. Grants and authorizes its final approval to cost-share and fund the purchase of the development easement by the County of Hunterdon on the property owned by Ortho-McNeil, known as Bl. 15, Lot 10.02 (previously p/o Lot 10) or "Farm C" in the Township of Alexandria and County of Hunterdon, based on the proportionate cost share calculated by the SADC in the amount of \$155,148.40 (\$ 2,200 per acre x 70.522 +/- acres = \$155,148.40), after the adjustments for survey and/or title.

2. Funding from Alexandria Township will come from the Township's Farmland/Open Space Trust Fund; the Township's CFO has certified that funds are available. If funding is available through the County of Hunterdon Municipal Grants Fund, the Township authorizes that application may be made for same.

3. Payment shall be due on or before the County's closing of the development easement for Block 15, Lot 10.02 and the CFO is authorized to pay the Township's cost-share in connection with said closing.

4. On behalf of the Township, the Mayor, Deputy Mayor and/or Township Administrator/Clerk, as necessary and applicable, are all hereby authorized to execute any agreements, closing statements, vouchers or other documentation needed to complete and fund the development easement purchase on the above-mentioned property and the Township's cost share of same.

**BE IT FURTHER RESOLVED**, that the Municipal Clerk is directed to forward certified copies of this Resolution to the Hunterdon County Agricultural Development

Board and the New Jersey State Agriculture Development Committee as requested and required.

***BE IT FURTHER RESOLVED***, that this Resolution shall take effect immediately.

- Resolution 2019-058 Final Cost Approval of Cost Share for Ortho-McNeil Pharmaceutical, Inc./Peacefield Management Group, LLC B-15, L-10.03 Farm D

***ALEXANDRIA TOWNSHIP RESOLUTION # 2019-058 FOR FINAL APPROVAL OF COST SHARE FOR ORTHO-MCNEIL PHARMACEUTICAL, INC./ PEACEFIELD MANAGEMENT GROUP, LLC , BLOCK 15 , LOT 10.03 - FARM "D"***

***WHEREAS***, the New Jersey State Agriculture Development Committee (SADC) certified a market value (CMV) of \$10,000.00 per acre for the development easement on property in the Township of Alexandria known as Bl. 15, p/o Lot 10 (now known as Lot 10.03) or "Farm D" consisting of approximately 81.45 +/- acres, with one non-severable exception area totaling approximately 4.0 +/- acres, owned by Ortho-McNeil Pharmaceutical, Inc. (referred to herein as "Owner" or "Ortho-McNeil") and under contract to purchase by Peacefield Management Group, LLC ("Contract Purchaser") , and for which the Owner and Contract Purchaser made an individual application to the Hunterdon County Planning Incentive Grant Program; and

***WHEREAS***, the aforementioned 4.0 +/- acre non-severable exception area currently contains no improvements other than a small shed, but will be subject to the right to build one single family residence upon it; and

***WHEREAS***, the Property appears to have zero (0) single family residences, zero (0) agricultural labor units and no pre-existing, non-agricultural uses outside of the exception area; and

***WHEREAS***, the Township has been advised that the SADC's proposed cost share for said farm will be at approximately 60% of the CMV with a resulting cost-share from the County of Hunterdon and the Township of Alexandria at 20% of CMV each, or approximately \$2,000 per acre; and

***WHEREAS***, the County notified the Owner/Contract Purchaser of the CMV and has received a written acceptance dated August 22, 2017; and

***WHEREAS***, after completion of the survey, adjustments for title, survey and other calculations determined by the SADC, the total price being shared by the SADC,

County of Hunterdon and Township of Alexandria for the aforesaid development easement is \$768,360.00 for 76.836 acres; and

**WHEREAS,** Alexandria Township has been advised that its proportionate cost-share toward the purchase price of the development easement on Block 15, Lot 10.03 has been determined to be \$153,672.00 which equates to \$2,000 per acre x 76.836 acres; and

**WHEREAS,** the CFO has certified the availability of funds from the Township's farmland and open space trust account for the Township's cost share of \$153,672.00 toward the easement purchase;

**NOW, THEREFORE, BE IT RESOLVED** that the Township Committee of the Township of Alexandria, County of Hunterdon, State of New Jersey:

1. Grants and authorizes its final approval to cost-share and fund the purchase of the development easement by the County of Hunterdon on the property owned by Ortho-McNeil, known as Bl. 15, Lot 10.03 (previously p/o Lot 10) or "Farm D" in the Township of Alexandria and County of Hunterdon, based on the proportionate cost share calculated by the SADC in the amount of \$153,672.00 (\$2,000 per acre x 76.836 +/- acres = \$153,672.00), after the adjustments for survey and/or title.

2. Funding from Alexandria Township will come from the Township's Farmland/Open Space Trust Fund; the Township's CFO has certified that funds are available. If funding is available through the County of Hunterdon Municipal Grants Fund, the Township authorizes that application may be made for same.

3. Payment shall be due on or before the County's closing of the development easement for Block 15, Lot 10.03 and the CFO is authorized to pay the Township's cost share in connection with said closing.

4. On behalf of the Township, the Mayor, Deputy Mayor and/or Township Administrator/Clerk, as necessary and applicable, are all hereby authorized to execute any agreements, closing statements, vouchers or other documentation needed to complete and fund the development easement purchase on the above-mentioned property and the Township's cost share of same.

**BE IT FURTHER RESOLVED,** that the Municipal Clerk is directed to forward certified copies of this Resolution to the Hunterdon County Agricultural Development Board and the New Jersey State Agriculture Development Committee as requested and required.

**BE IT FURTHER RESOLVED,** that this Resolution shall take effect immediately.

- Resolution 2019-059 To Use COAH Contributions to Pay Outstanding Bond Anticipation Note

**RESOLUTION 2019-059 OF THE TOWNSHIP OF ALEXANDRIA, COUNTY OF HUNTERDON,  
STATE OF NEW JERSEY AUTHORIZING ALEXANDRIA TOWNSHIP TO USE COAH  
CONTRIBUTIONS TO PAY AN OUTSTANDING BOND ANTICIPATION NOTE**

**WHEREAS**, in order to meet the COAH obligation in 2013, which required a contribution to the Hunterdon County ARC, the Township of Alexandria approved an ordinance entitled “Special Needs Group Home” on November 13, 2013 in the amount of \$102,000.00, and

**WHEREAS**, at that time there were nonsufficient funds available in COAH contributions to meet this obligation, the Township of Alexandria approved the issuance of bond anticipation notes to obtain the required funding, and

**WHEREAS**, over the last five plus years, the tax payers of the Township of Alexandria have been paying not only the associated interest, but also making the required down payment towards the principal of the outstanding note through annual budget appropriations, and

**WHEREAS**, adequate monies now exist in the Township of Alexandria COAH account to pay off the outstanding bond anticipation note balance of \$96,750.00 (ninety six thousand seven hundred and fifty dollars) as well as reimburse the Township of Alexandria for the amount of principal paid of during the years the bond anticipation note was outstanding in the amount of \$5,250.00 (Five thousand two hundred and fifty dollars),

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Alexandria that the Chief Financial Officer be hereby directed to include the amount of \$96,750.00 (ninety six thousand seven hundred and fifty dollars) as an anticipated revenue in the 2019 Township of Alexandria Municipal Budget to partially offset the appropriation to retire the outstanding bond anticipation notes and to also transfer \$5,250.00 (Five thousand two hundred and fifty dollars) from the COAH account to reimburse the Township for principal payments made.

**ENGINEER’S REPORT:**

**APPROVAL OF MINUTES:**

- March 13, 2019 Township Meeting
- March 13, 2019 Executive Session
- March 13, 2019 Special Budget Meeting
- March 4, 2019 Budget Meeting
- March 27, 2019 Special Budget Meeting

Comm. Pfefferle made a motion, seconded by Comm. Kiernan to approve the above meeting minutes.

**Roll Call: Aye: Garay, Kiernan, Pfefferle**

**Nay: None**

**Abstain: None**

**Motion Carried**

**BILL LIST:**

Comm. Pfefferle made a motion, seconded by Comm. Kiernan to approve the March 13, 2019 bill list.

**Roll Call: Aye: Garay, Kiernan, Pfefferle**

**Nay: None**

**Abstain: None**

**Motion Carried**

**PUBLIC COMMENT ON GENERAL MATTERS:**

**CORRESPONDENCE/ANNOUNCEMENTS:**

- Demolition at the Curtis Specialty Paper Site will begin around April 15, 2019. Demolition will include all site buildings and associated structures. Demolition is expected to last for approximately 9 months and work will take place between the hours of 7:00 AM and 7:00 PM Monday through Friday.

Comm. Pfefferle made a motion, seconded by Comm. Kiernan to go into Executive Session. (Time )

**Roll Call: Aye: Garay, Pfefferle, Kiernan**

**Nay: None**

**Abstain: None**

**Motion Carried**

**Motion to Approve Open Public Meeting Resolution for EXECUTIVE SESSION:**

**Open Public Meetings Act RESOLUTION- Executive Session**

**WHEREAS, N.J.S.A. 2:4-12, Open Public Meetings Act, permits the exclusion of the public from a meeting in certain circumstances; and**

**WHEREAS, this public body is of the opinion that such circumstances presently exist:**

**NOW, THEREFORE, BE IT RESOLVED** by the Township of Alexandria, County of Hunterdon, State of New Jersey, as follows:

1. The public shall be excluded from discussion of the hereinafter specified subject matters.
2. The general nature of the subject matter to be discussed is as follows:
  - ☐ A confidential or excluded matter under Federal or State Law or Court Rule.
  - ☐ A matter involving information that may impair the Township's rights to receive funds from the United States Government.
  - ☐ A matter constituting an unwarranted invasion of an individual's privacy rights.
  - ☐ Collective Bargaining Agreement or negotiation of the Agreement.
  - ☐ Matters involving the purchase, lease or acquisition of real property with public funds which it could adversely affect the public interest if discussion were disclosed.
  - ☐ Tactics and techniques to protect the safety and property of the public, including investigations of violations or potential violations of the law.
  - ☒ Pending or anticipated litigation or contract negotiations in which the public body is or may become a party.
    - Delaware River Tubing**
    - Penn East Pipeline Co. LLC v. Kroese, et. al.**
    - Verizon Cell Phone Contract**
    - Park Ag Lease/Maintenance**
  - ☒ Matters falling within the attorney-client privilege.
    - NJ Clown Farm**
    - Shared Service**
    - Special Events**
  - ☒ Personnel matters involving a specific employee or officer of the Township.
    - Summer Hours**
  - ☐ Deliberations of the Township occurring after a public hearing that may result in the imposition of a specific penalty or suspension or loss of a license or permit.
3. It is anticipated at this time that the above matter will be made public: at the conclusion of the litigation and at such time as attorney client confidentiality is no longer needed to protect confidentiality and litigation strategy.
4. The executive session minutes will be placed on file in the township clerk's office, and will be available to the public as provided for by New Jersey law.
5. This Resolution shall take effect immediately.

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Comm. Pfefferle made a motion, seconded by Comm. Kiernan to return to Public Session **(10:53 PM)**.

**Roll Call: Aye: Garay, Pfefferle, Kiernan**

**Nay: None**

**Abstain: None**

**Motion Carried**

Comm. Pfefferle made a motion, seconded by Comm. Kiernan to move forward with Verizon in purchasing a cell phone for DPW Foreman Heiser in the amount of \$50.00 a month and a booster for the garage for cell coverage in the amount of \$250.00.

**Roll Call: Aye: Garay, Pfefferle, Kiernan**

**Nay: None**

**Abstain: None**

**Motion Carried**

Comm. Pfefferle made a motion, seconded by Comm. Kiernan to move forward with the bid package for the agriculture lease for a portion of the Township park.

**Roll Call: Aye: Garay, Pfefferle, Kiernan**

**Nay: None**

**Abstain: None**

**Motion Carried**

***The following matters were discussed in Executive Session:***

- Delaware River Tubing (DRT)

Discussion was made regarding the potential of DRT operating without site plan compliance for the 2019 season.

- Clown Farm

A Court Trial is scheduled for April 17, 2019 at 9:00 AM. Township Committee is concerned over Township Prosecutor Peterson's ability to prosecute the case. Mayor Garay and Township Administrator/Clerk Bobrowski will do a conference call in the morning with Prosecutor Peterson to discuss his intentions.

- Penn East

Penn East has purchased a home in Alexandria Township on Route 513 to be used as a future office. Penn East will be allowing the current resident to stay in the home for a year.

- Shared Service

No update

- Verizon Cell Phone Contract

Township Committee reviewed a contract from Verizon so that a Township cell phone can be purchased for DPW Foreman Heiser and a booster for the new DPW garage since there is no cell phone service in the new garage.

Side Discussions:

- Zoning Officer Mullin is to send a letter to Beneduce Vineyards asking them to cease activities as they are not permitted at the Vineyard. Beneduce Vineyards is not a persevered farm nor are they a participant in the pilot program for vineyards in the State. The Township received a written noise complaint from an area property owner.
- Township Engineer Decker will be asked to attend the April 24, 2019 Work Shop meeting to update the Township Committee on the revisions to the sign ordinance.
- Township Committee reviewed a draft to the Agriculture Lease Bid for a portion of Alexandria Park.

**MOTION TO ADJOURN**

Comm. Pfefferle made a motion, seconded by Comm. Kiernan to adjourn at 10:56 PM.

**Roll Call: Aye: Garay, Pfefferle, Kiernan**

**Nay: None**

**Abstain: None**

**Motion Carried**

Meeting Adjourned at 10:56 PM.

**Respectfully Submitted:**

**Michele Bobrowski, CMC/RMC**

**Township Clerk**

I hereby certify that I have reviewed these Minutes of the Township Committee Meeting of April 10, 2019 and certify that said Minutes were approved unanimously by the Township Committee on the 8<sup>th</sup> day of May 2019.

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Michelle Garay, Mayor